

Prepared by and return to:

Jade D. Bailey

Bankers Title of the Nature Coast, Inc.

25703 SE Hwy 19

Old Town, FL 32680

(352) 542-1228

File No 15418

Parcel Identification No 07624-101-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made the 12th day of January, 2024 between **Stanley N. Schimke, a single person**, whose post office address is 7171 NW 167 Place, Trenton, FL 32693, hereinafter called the Grantor, to **Donovan Minichello, and Loretta Minichello, as joint tenants with full rights of survivorship**, whose post office address is 7171 NW 167 Place, Trenton, FL 32693, hereinafter called the Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of Ten Dollars (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Lot 102, Block 6, FANNIN SPRINGS ANNEX, according to the Plat thereof, as recorded in Plat Book 3, Page 31, of the Public Records of Levy County, Florida.

Together with that certain 1965 SKYL single wide mobile home bearing the VIN # F55X3330 located thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jade D Bailey

WITNESS

PRINT NAME: Jade D Bailey

25703 SE Hwy 19, Old Town, FL 32680

Angela Corsette

WITNESS

PRINT NAME: Angela Corsette

25703 SE Hwy 19, Old Town, FL 32680

STATE OF FLORIDA

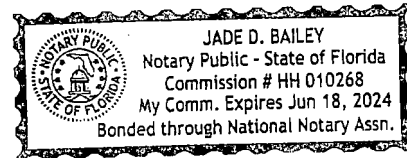
COUNTY OF DIXIE

Stanley N Schimke
Stanley N. Schimke

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 12th day of January, 2024, by Stanley N. Schimke.

Jade D Bailey
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____

Type of Identification

Produced: FL D/I

Unofficial Copy